Prior to the very sad death of Cllr Brian Pocock (Gwinear-Gwithian Neighbourhood Plan Steering Group Chairman) he put together this Foreword for the Plan

**Foreword**

Dear Resident,

Thank you for taking the time to read and consider this important document that contains the policies which, with your help, will soon be included in a new Neighbourhood Plan. The area covered by the Neighbourhood Plan is the Parish of Gwinear-Gwithian and incorporates the communities of Connor Downs, Upton Towans, Gwithian, Gwinear, Carnhell Green, Wall & Reawla as well as the hamlets of Fraddam, Rosewarne and Roseworthy. Composing a Neighbourhood Plan is a very new and exciting way for communities such as ours to shape the future of the area we live in and I am very proud that our Neighbourhood Planning Steering Group, with a great deal of community support, has progressed your plan.

The process of creating your Neighbourhood Plan has been led by members of your community and is part of the Government’s revised approach to planning through the Localism Act of 2011.

The plan contains a number of policies, which include areas where Cornwall Council and Gwinear-Gwithian Parish Council will encourage some small developments and changes, and other areas where development will not be permitted to protect the rural nature and distinctive character of our Parish.

We are confident that within our proposed settlement boundaries there will be enough potential development land to cater for the minimum requirements for the life of our plan to 2030. We have strengthened our development policies by ensuring that if the minimum threshold is met prior to 2030 our Plan caters for potential further development in the most appropriate areas and to the most appropriate needs/scales highlighted within our Policy context and backed up by our Character Area Appraisals. We have included policies which highlight the need for better educational, community led renewable energy, Transport and Leisure/Recreational facilities as well as trying to strengthen economic growth in our Business, Jobs, Holiday and Redundant Buildings Policies. Whilst balancing this against protecting the environment and ensuring renewable energy is in the most appropriate location and of benefit to the community.
The policies within the Neighbourhood Plan (NP) have been drafted following considerable interaction and consultation with the community over the last 2½ years by way of:

- Setting up a dedicated NP website
- Forming a Steering Group & Task Group
- Holding regular consultation/drop in events across the Parish (5 stages in total)
- Leaflet & draft Plan delivered to every household
- Leaflet & draft Plan in local shops/Post Offices/pubs
- Drop off boxes for comments/questionnaires in local shops/Post Offices/pubs
- Advertising in the 2 local Parish magazines
- Advertising on 5 Parish Notice Boards & local shops/cafes
- Informing local media

Our Neighbourhood Plan was created by a group of committed individuals from both Gwinear-Gwithian Parish Council, our clerk and project officer and dedicated members of our community who formed the Steering Group.

My special thanks to all the members of our Task Group at Gwithian Towans for their hard work and reports, which have provided us with great help in producing the Gwithian Towans Design Guide and policies within our Plan. I would also like to express my appreciation to the Neighbourhood Planning Officers and Community Link Officers at Cornwall Council for all of their input into the plan which has been invaluable in shaping our Proposals Maps, Infrastructure Needs Assessment and Open Spaces Strategy.

Finally, both on behalf of the Neighbourhood Planning Steering Group and Gwinear-Gwithian Parish Council I would like to thank the community for participating in the process and for making their views and thoughts known, as incorporating the views of the community is a vital part of making the Neighbourhood Plan a success.

Thank you very much for your continued support.

Oll an gwella
### CONTENTS

**Foreword**
Section 1 – Introduction and Background 5  
Section 2 – Vision & Objectives 8

**Policies**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>People &amp; Housing</td>
<td></td>
</tr>
<tr>
<td>GGPP 1 -</td>
<td>Connor Downs 9</td>
</tr>
<tr>
<td>GGPP 2 -</td>
<td>Connor Downs 10</td>
</tr>
<tr>
<td>GGPP 3 &amp; 4 -</td>
<td>Carnhell Green, Reawla &amp; Wall 11-12</td>
</tr>
<tr>
<td>GGPP 5 -</td>
<td>Gwinear 13</td>
</tr>
<tr>
<td>GGPP 6 -</td>
<td>Gwithian 14</td>
</tr>
<tr>
<td>GGPP 7 -</td>
<td>Upton Towans 15</td>
</tr>
<tr>
<td>GGPP 8 -</td>
<td>Gwithian Towans Holiday Chalet Village 16</td>
</tr>
<tr>
<td>GGPP 9 -</td>
<td>Derelict Buildings 17</td>
</tr>
<tr>
<td>GGPP 10 -</td>
<td>New &amp; existing holiday accommodation 18</td>
</tr>
</tbody>
</table>

**Education**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP11 -</td>
<td>Education 19</td>
</tr>
</tbody>
</table>

**Renewable Energy**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP12 -</td>
<td>Community Led Renewable Energy 20</td>
</tr>
<tr>
<td>GGPP12a -</td>
<td>Wind Turbines – Map 8 21 - 22</td>
</tr>
<tr>
<td>GGPP12b -</td>
<td>Solar PV 23</td>
</tr>
</tbody>
</table>

**Environment**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP13 -</td>
<td>Towans Area 24</td>
</tr>
</tbody>
</table>

**Transport**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP14 -</td>
<td>Transport 25</td>
</tr>
</tbody>
</table>

**Leisure & Recreation**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP15 -</td>
<td>Leisure &amp; Recreation 26</td>
</tr>
</tbody>
</table>

**Business & Jobs**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGPP16 -</td>
<td>Business &amp; Jobs 27</td>
</tr>
</tbody>
</table>

**Aerial Photographs of the Parish**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals Map</td>
<td>28-29</td>
</tr>
</tbody>
</table>

**Appendices**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) GGP Map 1 -</td>
<td>Connor Downs Settlement Boundary</td>
</tr>
<tr>
<td>b) GGP Map 2 -</td>
<td>Carnhell Green, Reawla &amp; Wall Settlement Boundary</td>
</tr>
<tr>
<td>c) GGP Map 3 -</td>
<td>Gwinear Settlement Boundary</td>
</tr>
<tr>
<td>d) GGP Map 4 -</td>
<td>Gwithian Settlement Boundary</td>
</tr>
<tr>
<td>e) GGP Map 5 -</td>
<td>Upton Towans Settlement Boundary</td>
</tr>
<tr>
<td>f) GGP Map 6 -</td>
<td>Gwithian Towans Holiday Chalet Village</td>
</tr>
<tr>
<td>g) GGP Map 7 -</td>
<td>Towans Area – Environment</td>
</tr>
<tr>
<td>h) GGP Map 8 -</td>
<td>Renewable Energy - Map of Potential Sites for Wind</td>
</tr>
<tr>
<td>i) GGP Map 9 -</td>
<td>Open Spaces (north)</td>
</tr>
<tr>
<td>j) GGP Map 9 -</td>
<td>Open Spaces (south)</td>
</tr>
<tr>
<td>k) GGP Map 10 -</td>
<td>Carnhell Green, Reawla &amp; Wall – Heritage</td>
</tr>
<tr>
<td>l) GGP Map 11 -</td>
<td>Gwinear– Heritage</td>
</tr>
<tr>
<td>m) GGP Map 12 -</td>
<td>Gwithian – Heritage</td>
</tr>
<tr>
<td>o) GGP -</td>
<td>Development Proposals guide</td>
</tr>
<tr>
<td>p) GGP -</td>
<td>Infrastructure Needs Assessment</td>
</tr>
<tr>
<td>q) GGP -</td>
<td>Open Space Study</td>
</tr>
<tr>
<td>r) GGP -</td>
<td>Gwithian Towans Design Study &amp; Character Appraisal</td>
</tr>
<tr>
<td>s) GGP -</td>
<td>Gwithian Towans Design Guide</td>
</tr>
<tr>
<td>t) GGP -</td>
<td>Character Appraisal - Connor Downs West End</td>
</tr>
<tr>
<td>u) GGP -</td>
<td>Character Appraisal - Connor Downs East End</td>
</tr>
<tr>
<td>v) GGP -</td>
<td>Character Appraisal - Carnhell Green, Reawla &amp; Wall</td>
</tr>
<tr>
<td>w) GGP -</td>
<td>Character Appraisal - Gwinear</td>
</tr>
<tr>
<td>x) GGP -</td>
<td>Character Appraisal - Gwithian</td>
</tr>
<tr>
<td>y) GGP -</td>
<td>Character Appraisal - Upton Towans</td>
</tr>
</tbody>
</table>
Section 1: Introduction and Background

1.1 Purpose

In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

1.2 Submitting Body

This Neighbourhood Development Plan (the Plan) is submitted by Gwinear-Gwithian Parish Council (GGPC), which is a qualifying body as defined by the Localism Act 2011.

1.3 Neighbourhood Area

The Plan applies to the Parish of Gwinear-Gwithian in Cornwall. In accordance with part 2 of the Regulations, Cornwall Council (CC) the local planning authority, publicised the application from Gwinear-Gwithian Parish Council and advertised a consultation period beginning on 4th April 2013 and ending on 16th May 2013. The application was approved by the Cabinet of CC on the 2nd July 2013 and the Gwinear-Gwithian Parish was designated as the Neighbourhood Area.

Gwinear-Gwithian Parish Council confirms that this:

i. Neighbourhood Development Plan relates only to the Parish of Gwinear-Gwithian and to no other Neighbourhood Areas.

ii. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

1.4 The Context

The Gwinear-Gwithian Neighbourhood Development Plan must:

a. have appropriate regard to national planning policy;

b. contribute to sustainable development;

c. be in general conformity with strategic policies in the development plan for the local area; and be compatible with EU obligations and human rights requirements. Sustainable Development

The Gwinear-Gwithian Neighbourhood Plan has been developed to ensure that future growth and development is shaped to protect the unique character of the parish which has both rural and coastal communities and ensures that any further development will contribute towards creating a stable and more sustainable community.

“The Plan focuses on different areas of interest within the overall remit of sustainable development for the Neighbourhood Area – people and housing, education, renewable energy, environment, transport, leisure and recreation and business and jobs.

“By developing clear settlement boundaries which can accommodate the planned growth, our plan helps our community shape the future of the parish in a sustainable way.

The Parish of Gwinear-Gwithian is part of the Unitary Authority of Cornwall Council. The Cornwall Local Plan (2016) sets out the local strategic policies for the Neighbourhood Plan. This includes Policy CC5 of the Penwith Local Plan: Protection of Areas of Great Landscape Value, which has been saved

Gwinear Gwithian Parish Historical Background.

The civil parish derives its name from the two ecclesiastical parishes of St Gwinear and St Gwithian. The impressive church at Gwinear dates from the 13th century and reflects the economic importance of the parish from that period until the late 19th century, in the 1840’s Gwinear parish had several working mines and Gwinear could boast of four public houses and a weekly market.
The church at Gwithian also dates back to the 13th century, although all but the tower was rebuilt in the 1860’s, however it is possible that some form of community existed here from the fifth century onwards, as one historian notes that the oratory of St Gwithian built in the year 490, was unearthed from the beach and dunes in the early 1800’s but was allowed to be reclaimed by the sands.

During the Victorian and Edwardian era settlements began to grow outside of the two principle villages, along roads leading east to west. Housing workers for both the booming mines, and the supporting engineering firms. Connor Downs (originally named Connerton after the medieval manor) grew as a ribbon development along the old Turnpike Road, the village inn still bears the name ‘Turnpike Inn’, at first being a collection of terraced properties, in the early 1900’s the population was so great as to require a school. During the building boom of the four decades following the 1950’s Connor Downs expanded both to the north and south of the A30.

To the south of Gwinear Churchtown commencing at the junction with Station Road and Penhale Road, over a one point four mile stretch the settlements of Carnhell Green and Wall with Reawla began to develop, the prosperity of this community can be measured by the impressive Methodist Church building in Wall erected in 1829, with the later addition of a School that served surrounding villages until 1930 when a County School was established in Gwinear. As with Connor Downs the Carnhell Green, Wall and Reawla settlement expanded greatly in the last half of the 20th century.

Upton Towans with Gwithian Towans are designated as S S S I (Site of Special Scientific Interest), however in the 19th century several mines existed within the dunes. The National Explosive Works was established in 1888 to supply dynamite to the local mines, and during the First World War the site employed 1800 workers. On one occasion an explosion occurred that rattled windows on the far side of the bay in St Ives, and it is said could heard on Dartmoor. The company closed in 1920 but explosives continued to be stored on the site until the 1960’s.

The current settlement of Upton Towans retains many of the National Explosive Works buildings now converted into private dwellings, and this area along with Connor Downs benefited from the building boom of the 1960’s and 70’s. The Western Block concrete works established in the 1950’s provided much of the concrete materials needed to create the new estates of the last half of the 20th century throughout West Cornwall.

Gwithian Towans is unique, in that it is a creation of residents from the surrounding urban areas, building for themselves shelters in which to enjoy time away from work to be by the coast. From the early 1900’s the shelters developed from scratch built sheds to chalets, these depending on plot size being extended and added too as the owners family grew and prospered. The architectural beauty of Gwithian Towans is that no two buildings are identical; each chalet is a visual family history.

The Neighbourhood Plan seeks to first preserve and protect the individual character of each community within the parish as this was the wish of the community, whilst not inhibiting new development. This is achieved by the creation of settlement boundaries around each community. Policies 1-2-3-4-5-6 and 7 of the N P.

From early discussions with the community it was apparent that the area known as Gwithian Towans required extra protection and a clear guide when looking at future development. The community wanted to be able to see exactly how the area would be shaped over the next few years but also protected from unwanted and unnecessary development. Policies 8 and 13 were created specifically for this.

When consulting the community on what they felt was most important to protect after the character of the villages, they felt strongly about protecting education, transport links, leisure and recreation so policies 11, 14 and 15 were created in line with their concerns.

Consequent upon the demise of traditional mining and the local industries that supported mining within the parish, along with the changing nature of farming, and through consultation the Neighbourhood Plan Working Group were aware of the importance to as far as possible future proof all new developments, to enable new businesses to start up or relocate within the parish. Superfast broadband is seen as key to enabling this and provision of infrastructure to ensure it can be accessed when available is a priority and is listed as such in the infrastructure Needs Assessment. Example policies 1-3-5-6 and 7 listing conditions for new builds as well as Policy 16 for business and jobs. Tourism being a vital segment of the local economy, the Neighbourhood Plan first seeks to protect all existing tourist accommodation where viable and second to encourage excellent tourist accommodation. This objective is specified in Policy 10.

To preserve the environment throughout the Parish, both within the settlement boundaries and in the open countryside, and to ensure that new uses can be found for abandoned or derelict buildings were other points the community wished the plan to cover. Policy 9 encourages both the preservation of old buildings but with a new use, and the development of derelict sites within specified parameters and Policy 12, 12a and 12b deal with renewable energy.
1.5 Strategic Planning Context:

Gwinear – Gwithian is one of the five parishes in The Hayle and St Ives Community Network Area (CNA) (Gwinear-Gwithian, Hayle, St. Erth, St Ives and Towednack.)

Key facts:
- Dwellings 2010: 13,173 (5.2% Cornwall)
- Past housing build rates 1991-2010: 2,273
- Housing need (local connection) 2016: 454
  (Bands A-D) plus 517 (Band E) equates to 4.1%
  and 4.0% of Cornwall total respectively
- Housing completions and commitments (2016): 2,471

The Cornwall Local Plan Community network Areas section identifies the following specific objectives to be addressed in planning for the CNA:

Objective 1 – Employment
Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements. This should ensure prosperous town centres in Hayle and St Ives particularly supporting flexible workspace, arts and tourism in St Ives and providing a continued delivery of the regeneration of Hayle through waterfront development associated with Marine Renewables and development of employment land to the south of Hayle.

Objective 2 – Housing
To deliver a mix of housing, of the size, type and tenure required to meet current and future housing needs, prioritising affordable and specialist accommodation.

Objective 3 – Community Infrastructure
Encourage investment in healthcare and GP coverage, education, neighbourhood centres, leisure facilities and open space provision and protect current levels of provision. Create better linkages between Hayle and its surrounding beaches, and improved and sustainable movement in St Ives.

Objective 4 – Environment
Ensure development is sensitive to the outstanding natural, built and historic environment of the area, particularly sensitive to the World Heritage Site status of Hayle and the historic harbour of St Ives, giving careful consideration to the location, scale and design of all new development.

Housing Requirement
The Cornwall Local Plan apportions 480 dwellings to be delivered in the five parishes that make up the rural area of the CNA. Gwinear Gwithian parish represents 65% of the dwellings of the parish pro-rata; a pro rata share of the apportionment would be 310 dwellings. With 147 completions and 84 commitments the plan needs to demonstrate the capacity to deliver approximately 80 further dwellings within the plan period to demonstrate general conformity

1.6 Plan Period, Monitoring and Review

The Gwinear-Gwithian Neighbourhood Development Plan will run concurrently with the Cornwall Council Local Plan and apply until 2030. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period. Gwinear-Gwithian Parish Council, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.
“Retain and enhance Gwinear-Gwithian’s unique rural and coastal settlements through appropriate development and by ensuring that existing and proposed infrastructure is reflective of the community’s needs.”

PEOPLE & HOUSING

Create a happy and safe place for people to live, by providing good quality housing that is respective of the distinct character areas and appropriate for the needs of the community.

ENVIRONMENT

Recognise and protect Gwinear-Gwithian’s unique landscape character from inappropriate development and enhance the built environment by improving the quality of design in future development proposals.

BUSINESS & JOBS

Increase the quality and quantity of employment opportunities that will help to sustain our vibrant village centres.

TRANSPORT

Ensure that transport infrastructure is adequate to support growth and to improve linkages to Gwinear-Gwithian’s community’s, whilst helping to reduce rural isolation.

EDUCATION

Support the development of young people through allocating sufficient space for educational needs.

LEISURE & RECREATION

Protect Gwinear-Gwithian’s most important ‘green assets’ whilst improving/increasing the provision of open space and green links for the existing and expanding population.

RENEWABLE ENERGY

Promote renewable energy generation that is sensitive to the landscape character of Gwinear-Gwithian Parish.
**BACKGROUND**

Connor Downs is the largest of all the settlements within the Parish of Gwinear-Gwithian where there are a number of services and facilities available, such as: Allotments, Bakers, Butchers, Cemetery, Children’s Play Area, Church, Doctors, Fishmonger, Halls, Petrol Station, Post Office, Pre-School, Public House, Restaurants/Cafes and Takeaway.

The community therefore feels that future housing development should be delivered through a settlement boundary. This is to ensure that development takes place in the most appropriate areas, to a scale and design which is in keeping with the settlement and contributes to preserving the identity of Connor Downs. Development occurring over the period of this plan will be within the settlement boundaries and strong evidence would be needed to show there was a local housing need to justify an exception outside the boundary. To help shape development within the settlement boundaries a Character Area Appraisal has been created for Connor Downs.

The settlement boundary has been drawn in line with set criteria to ensure that there is consistency across the settlements within the Gwinear-Gwithian Parish.

**INTENTION**

GGPP 1 seeks to ensure that development within the settlement boundary of Connor Downs is appropriate and takes full account of the planning criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2 and 3 of the Cornwall Local Plan.

**GGP POLICY 1 – CONNOR DOWNS – SETTLEMENT BOUNDARY**

Housing development will be permitted within the Connor Downs boundary of Gwinear-Gwithian identified on ‘Map 1 of the Proposals Map Insets’ where the development would meet the following criteria:

(a) Proposals must provide a high quality of design and layout which accords with the Character Area guidance for Connor Downs and take into account the ‘Development Proposal’ supplementary document;
(b) Proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion;
(c) Proposals affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the Historic Environment Records (HERs);
(d) Adequate car parking and safe highway access is provided;
(e) Connections with existing walking and cycling routes are made and on-site infrastructure is provided to support sustainable modes of travel where feasible
(f) Financial contributions, or on site provisions are made through the Local Authority with a suitable S106 agreement and/or from Community Infrastructure Levy (CIL) contributions to assist in the delivery of the Infrastructure Needs Assessment for Gwinear-Gwithian.
BACKGROUND

Connor Downs is the largest settlement across the parish of Gwinear-Gwithian and as there are the most services and facilities available, along with its sustainable positioning to network links, this settlement would be the preferred area of growth for future housing development.

This policy sets out the factors to be considered in the delivery of Rural Exceptions Sites adjacent to the village of Connor Downs under Policy 9 of the Cornwall Local Plan and the Cornwall Affordable Housing SPD. Clear evidence would be needed to show there was a local housing need for affordable housing demonstrated through a Local Housing Needs Survey and the Homechoice Register to justify the release of a Rural Exception Site under Policy 2 (or 4).

For this reason a number of criteria have been set which will ensure that development will be in keeping with the existing built environment and that such development won’t impinge on valued uses or areas, such as agricultural land, as set out in planning policies within this Neighbourhood Development Plan. Exceptionally new housing will be supported elsewhere in the countryside outside the settlement boundaries where it accords with NPPF paragraph 55 and Cornwall Local Plan Policy 7.”

INTENTION

GGPP 2 seeks to ensure that if the housing requirements set are met development outside the settlement boundary of Connor Downs is appropriate and takes full account of the criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2, 3, 9, 21 and 28 of the Cornwall Local Plan: Strategic Policies 2010-2030.

GGP POLICY 2 – CONNOR DOWNS – RURAL EXCEPTIONS HOUSING SITES

Housing development outside of but adjacent to the settlement boundary of Connor Downs identified on ‘Map 1 of the Proposals Map Insets’ will be supported where the development would meet the following criteria:

(a) The proposed development satisfies Policy 9 of the Local Plan as a Rural Exceptions Site and the guidance in the Cornwall SPD on Affordable Housing; the number, type, tenure and size of dwellings should help deliver local housing needs in accordance with the Local Connections Policy and as evidenced by an up to date Housing Needs Survey and the Homechoice Register;

(b) There is a demonstrated local housing need for affordable homes

(c) There is evidence that the need cannot be met by development within the settlement boundaries of communities in the plan area or adjacent parishes;

(d) The site is immediately adjoining the settlement boundary of Connor Downs;

(e) The site is not in an area at risk from flooding and would not increase the risk of flooding;

(f) The site is within reasonable walking distance of an existing public open space provision or could make provision on site or a financial contribution to an alternative open space taking into account standards set out in the ‘Gwinear-Gwithian Open Spaces Study’; and

(g) The provisions identified in GGPP 1 have been met.
BACKGROUND

Carnhell Green, Reawla and Wall is in total the second to largest settlement within the Parish of Gwinear-Gwithian where there are a number of services and facilities available, such as: Playing Field, Church, Village Stores and Post Office, Village Hall and Public House. The community believes that future housing development should be delivered through a settlement boundary. This is to ensure that development takes place in the most appropriate areas, to a scale and design which is in keeping with the settlement and contributes to preserving the identity of Carnell Green, Reawla and Wall. Development occurring over the period of this plan will be within the settlement boundaries and strong evidence would be needed to show there was a local housing need to justify an exception outside of this boundary. To help shape development within the settlement boundaries a Character Area Appraisal has been created for Carnhell Green, Reawla and Wall.

The settlement boundary has been drawn in line with set criteria to ensure that there is consistency across the settlements within Gwinear-Gwithian Parish.

INTENTION

GGPP 3 seeks to ensure that development within the settlement boundary of Carnhell Green, Reawla and Wall is appropriate and takes full account of the planning criteria set out.

This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2 and 3 of the Cornwall Local Plan.

GGP POLICY 3 – CARNHELL GREEN, REAWLA AND WALL – SETTLEMENT BOUNDARY

Housing development will be permitted within the Carnhell Green, Reawla and Wall boundary of Gwinear-Gwithian identified on ‘Map 2 of the Proposals Map Insets’ where the development would meet the following criteria:

(a) Proposals must provide a high quality of design and layout which accords with the Character Area guidance for Carnhell Green, Reawla and Wall and take into account the ‘Development Proposal’ supplementary document;
(b) Proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion;
(c) Proposals must not be detrimental to the significance of the Grade II heritage assets identified on ‘Map 10 of the Proposals Map Insets’ or where affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the HERs;
(d) Adequate car parking and safe highway access is provided;
(e) Connections with existing walking and cycling routes are made and on-site infrastructure is provided to support sustainable modes of travel where feasible;
(f) Financial contributions, or on site provisions are made through the Local Authority with a suitable S106 agreement and/or from CIL contributions to assist in the delivery of the Infrastructure Needs Assessment for Gwinear-Gwithian.
BACKGROUND

This policy sets out the factors to be considered in the delivery of Rural Exceptions Sites adjacent to the village of Carnhell Green, Reawla and Wall under Policy 9 of the Cornwall Local Plan and the Cornwall Affordable Housing SPD. Clear evidence would be needed to show there was a local housing need for affordable housing demonstrated through a Local Housing Needs Survey and the Homechoice Register to justify the release of a Rural Exception Site under Policy 2 (or 4).

For this reason a number of criteria have been set which will ensure that development will be in keeping with the existing built environment and that such development won’t impinge on valued uses or areas, such as agricultural land, as set out in planning policies within this Neighbourhood Development Plan.

Exceptionally new housing will be supported elsewhere in the countryside outside the settlement boundaries where it accords with NPPF paragraph 55 and Cornwall Local Plan Policy 7.

INTENTION

GGPP 4 seeks to ensure that exception sites outside of the settlement boundary of Carnhell Green, Reawla and Wall are appropriate and take full account of the criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2, 3, 9, 21 and 28 of the Cornwall Local Plan.

GGP POLICY 4 – CARNHELL GREEN, REAWLA AND WALL – Rural Exceptions Housing Sites

Housing development outside of but adjacent to the settlement boundaries of Carnhell Green, Reawla and Wall identified on ‘Map 2 of the Proposals Map Insets’ will be supported where the development would meet the following criteria:

(a) The proposed development satisfies Policy 9 of the Cornwall Local Plan as a Rural Exceptions Site and the guidance in the Cornwall SPD on Affordable Housing; the number, type, tenure and size of dwellings should help deliver local housing needs in accordance with the Local Connections Policy and as evidenced by an up to date Housing Needs Survey and the Homechoice Register;

(b) There is a demonstrated local housing need for affordable homes;

(c) There is evidence that the need cannot be met by development within the settlement boundaries of communities in the plan area or adjacent parishes;

(d) The site is immediately adjoining the settlement boundary of Carnhell Green, Reawla and Wall;

(e) The site is not in an area at risk from flooding and would not increase the risk of flooding;

(f) The site is within reasonable walking distance of an existing public open space provision or could make provision on site or a financial contribution to an alternative open space taking into account standards set out in the ‘Gwinear-Gwithian Open Spaces Study’;

(g) The provisions identified in GGPP 3 have been met.
BACKGROUND

Gwinear (St Winnear) is an Ancient Parish which is of historic interest and this is recognised by the Conservation Area and the number of listed buildings in existence which includes the only Grade I listed building of the parish which is the church of St Gwinear that was built in the 13th and 14th centuries (tower mid 15th century, built of granite in three stages). The settlement has access to a number of facilities and services which comprise of the following: Church, Golf Course, Hall, Mobile Library Service, Pre-School, Primary School and Public House. In developing a settlement boundary it was recognised that development should be limited due to the historic nature of the settlement. The settlement boundary has been formed in the same way as the other 5 settlement boundaries and in this case there are limited infill opportunities. The settlement boundary ensures development takes place in the most appropriate areas, to a scale and design which is in keeping with the settlement and contributes to preserving the identity of Gwinear. To help shape development within the settlement boundaries a Character Area Appraisal has been created for Gwinear.

INTENTION

GGPP 5 seeks to ensure that development within the settlement boundary of Gwinear is appropriate and takes full account of the planning criteria set out.

This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policies 2 and 3 of the Cornwall Local Plan.

GGP POLICY 5 – GWINEAR – SETTLEMENT BOUNDARY

Housing development will be permitted within the Gwinear boundary of Gwinear-Gwithian identified on ‘Map 3 of the proposals Map Insets’ where the development would meet the following criteria:

(a) Proposals must provide a high quality of design and layout which accords with the Character Area guidance for Gwinear and take into account the ‘Development Proposal’ supplementary document;
(b) Proposals must seek to preserve and enhance the Conservation Area of Gwinear and not cause harm to the Grade I and Grade II heritage assets identified on Insert ‘Map 11 of the Proposals Map Inset’ and that proposals affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the HERs.
(c) Trees covered by a Tree Preservation Order are retained;
(d) Proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion;
(e) Adequate car parking and safe highway access is provided;
(f) Connections with existing walking and cycling routes are made and on-site infrastructure is provided to support sustainable modes of travel where feasible;
(g) Financial contributions, or on site provisions are made through the Local Authority with a suitable S106 agreement and/or from CIL contributions to assist in the delivery of the Infrastructure Needs Assessment for Gwinear-Gwithian.
BACKGROUND

The settlement of Gwithian has been drawn to include the built development which primarily consists of residential properties.

The settlement has access to a number of facilities which comprise of the following: church, cafes, public house and village hall.

In developing a settlement boundary it was recognised that development should be limited due to the historic nature of the settlement. The settlement boundary ensures development takes place in the most appropriate areas, to a scale and design which is in keeping with the settlement and contributes to preserving the identity of Gwithian.

To help shape development within the settlement boundaries a Character Area Appraisal has been created for Gwithian.

INTENTION

GGPP 6 seeks to ensure that development within the settlement boundary of Gwithian is appropriate and takes full account of the criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policies 2 and 3 of the Cornwall Local Plan: Strategic Policies.

GGP POLICY 6 – GWITHIAN – SETTLEMENT BOUNDARY

Housing development will be permitted within the Gwithian boundary of Gwinear-Gwithian identified on ‘Map 4 of the Proposals Map Insets’ where the development would meet the following criteria:

(a) Proposals must provide a high quality of design and layout which accords with the Character Area guidance for Gwithian and takes into account the ‘Development Proposal’ supplementary document;
(b) Proposal must seek to preserve and enhance the Conservation Area of Gwithian and not harm the significance of the Grade II* and Grade II heritage assets identified on ‘Map 12 of the Proposals Map Insets’; and that proposals affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the HERs;
(c) Proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion;
(d) Adequate car parking and safe highway access is provided;
(e) Connections with existing walking and cycling routes are made and on-site infrastructure is provided to support sustainable modes of travel where feasible;
(f) Financial contributions, or on site provisions are made through the Local Authority with a suitable S106 agreement and/or from CIL contributions to assist in the delivery of the Infrastructure Needs Assessment for Gwinear-Gwithian.
BACKGROUND

Upton Towans previously known as Great Towan is the site of the National Explosives Works which was established in 1888 to supply explosives to the local mines.

The dunes were flattened and small enclosures made to house individual buildings for the manufacture of the explosives. The enclosures were built to avoid chain reactions when an explosion occurred and although overgrown with vegetation, are still clearly seen today as is the network of single-track railways.

Moving on the settlement has evolved into a sustainable community where a number of residents live. The settlement boundary ensures development takes place in the most appropriate areas, to a scale and design which is in keeping with the settlement and contributes to preserving the identity of Upton Towans. To help shape development within the settlement boundaries a Character Area Appraisal has been created for Upton Towans.

INTENTION

GGPP 7 seeks to ensure that development within the settlement boundary of Upton Towans is appropriate and takes full account of the criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policies 2 and 3 of the Cornwall Local Plan: Strategic Policies.

GGP POLICY 7 – UPTON TOWANS – SETTLEMENT BOUNDARY

Housing development will be permitted within the Upton Towans boundary of Gwinear-Gwithian identified on ‘Map 5 of the Proposals MapInsets’ where the development would meet the following criteria:

(a) Proposals must provide a high quality of design and layout which accords with the Character Area guidance for Upton Towans and takes into account the ‘Development Proposal’ supplementary document;

(b) Proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion;

(c) Proposals affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the HERs;

(d) Adequate car parking and safe highway access is provided;

(e) Connections with existing walking and cycling routes are made and on-site infrastructure is provided to support sustainable modes of travel where feasible;

(f) Education contributions are provided to the Local Authority;

(g) Financial contributions, or on site provisions are made through the Local Authority with a suitable S106 agreement and/or from CIL contributions to assist in the delivery of the Infrastructure Needs Assessment for Gwinear-Gwithian.
BACKGROUND

Policy TM-8 of the former Penwith Local Plan related to the design of replacement chalets, extensions and other structures. Since the policies were first adopted some chalets have become permanent structures suitable for year round occupancy with an extensive amount of work undertaken in terms of appropriate design.

For these reasons Gwinear-Gwithian needed a new policy which is reflective of the needs of the community and the planning position of today to ensure all areas within the boundary are capable of appropriate housing development but still retain the unique environment of the Towans which is still regarded as a holiday site.

A Design Guide to replace TM8 has been produced as a supplementary document to the Neighbourhood Plan. Gwithian Towans is located adjacent to the Gwithian to Mexico Towans SSSI, Local Nature Reserve and Heritage Coast where the conservation and safeguarding of the natural assets and landscape character is of particular importance under Policy 23 of the Cornwall Local Plan.

GGPP 8 proposes to allow some chalet development shaped by the Design Guide and subject to principles such as plot size, outside space, shape, height and materials which all help to maintain a coherent and distinctive overall composition of development.

INTENTION

GGPP 8 seeks to ensure that future development within the boundary of Gwithian Towans Holiday Chalet Village is appropriate and takes full account of the criteria set out with specific regard to the Gwithian Towans Design Guide. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policies 2, 3, 5, 7 and 23 of the Cornwall Local Plan.

GGP POLICY 8 – GWITHIAN TOWANS –HOLIDAY CHALET VILLAGE

Within the boundary of Gwithian Towans as shown on Map 6, the development of replacement chalets and the extension of existing chalets should take account of the Gwithian Towans Design Guide.
BACKGROUND
Through community engagement it was evident that the ‘Environment’ theme should include a policy which promotes the use of sites including derelict, buildings or where a dwelling has formerly stood, subject to set criteria. The community was in favour of the re-use of existing buildings for different uses and felt it is better to use neglected brownfield sites than greenfields. As this aspiration is in relation to housing provision, this policy has been created under the ‘People and Housing’ theme.

INTENTION
The intention of this policy is to ensure that the overarching objective and principles of development relating to the demolition and reconstruction of derelict buildings is respectful and appropriate to the environment. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 7 and 22 of the Proposed Submission Cornwall Local Plan. This policy will not apply to the demolition and reconstruction of buildings termed as temporary such as caravans, chalets, sheds or similar agricultural buildings or commercial buildings or to the demolition and reconstruction of temporary buildings or structures.

GGP POLICY 9 – DEMOLITION AND RECONSTRUCTION OF DERELICT BUILDINGS
9.1 The reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting will be supported for residential or commercial use provided that residential developments outside settlement boundaries satisfy Local Plan Policy 7 and all uses satisfy the following criteria:

(a) Reports of surveys conducted by appropriately qualified and experienced people shall be submitted with the planning application demonstrating that:

• protected species and their habitats will not be harmed during or as a result of the reconstruction and reuse of the building. Any future potential impact on those species or their habitat will be required to be satisfactorily mitigated or compensatory measures provided for any acceptable loss; and

• proposals affecting a heritage asset should assess in a proportionate manner the local or national importance of the historic fabric, features and setting of any building or site, using as a minimum the HERs and where necessary recorded in accordance with a scheme of works agreed with the local planning authority before planning permission is granted for reconstruction;

(b) Re-use of buildings in areas at risk from flooding will only be permitted where it is shown the flood risks can be safely mitigated and do not increase flood risk elsewhere;

(c) Safe and convenient access arrangements to the site exist or can be created;

(d) Sufficient off-street car parking can be provided to ensure that highway safety is maintained;

(e) In all cases the design, appearance and location of ancillary works including access arrangements, curtilage boundary treatments and any outbuildings should not have an adverse and unacceptable impact on the landscape and visual amenity of the area;

(f) Proposals resulting in the loss of any significance or harm to a heritage asset will need to demonstrate that they are necessary to achieve public benefits that outweigh that harm or loss.

(g) For the purposes of this policy, buildings should have been erected and used for the purpose for which they had a lawful use for at least ten years before they will be considered for conversion in line with this policy. This is to avoid deliberate circumvention of policies designed to limit new housing in the countryside.

9.2 The demolition and reconstruction of existing derelict, abandoned and dilapidated buildings outside of the settlement boundaries identified on the Proposals Map will be supported for commercial or tourism uses where they are permanent structures and of a suitable size to meet the building’s proposed future use without the enlargement of the volume of the building, subject to satisfying all of the above criteria and:

(a) Reports of surveys conducted by appropriately qualified and experienced people shall be submitted with the planning application demonstrating that the buildings to be demolished are structurally unsafe and that they cannot safely and economically be brought back into beneficial use through conversion;

(b) The resultant building shall be constructed substantially using facing materials salvaged from the demolition process and (where possible) other locally sourced appropriate facing materials and;

(c) Reflect and respect the scale, form, mass and appearance of the original building;

This policy will not apply to the demolition and reconstruction of buildings termed as temporary such as caravans, chalets, sheds or large portal frame agricultural buildings or similar commercial buildings or to the demolition and reconstruction of temporary buildings or structures.
BACKGROUND
Tourism is one of the most important industries in the area, bringing jobs and supporting other related businesses. Over the past 5 years, the parish of Gwinear- Gwithian has seen an increase of holiday accommodation being changed to full residential occupancy through the powers of a certificate of lawfulness, removal of holiday conditions or the change of use. The justification tends to be that certain holiday accommodation cannot be sold and therefore not viable. For this reason undue development is happening where full time residential occupancy is not always appropriate, needed or to the benefit of the community. Buildings should have been erected and used for the purpose for which they had a lawful use for at least ten years before they will be considered for conversion in line with this policy. This is to avoid deliberate circumvention of policies designed to limit new housing in the countryside. For the avoidance of doubt, Gwithian Towans will be treated as being outside of settlement boundaries.

INTENTION
This policy seeks to ensure that holiday accommodation is supported in the right locations and existing holiday accommodation is retained and safeguarded for its purpose built use in line with Section 1, 3 AND 6 of the National Planning Policy Framework and Policies 7 and 22 of the Cornwall Local Plan. This is to avoid deliberate circumvention of policies designed to limit new housing in the countryside.

GGP POLICY 10 – PEOPLE AND HOUSING – NEW & EXISTING HOLIDAY ACCOMMODATION

10.1 Proposals for new holiday accommodation should demonstrate that there is a need for the provision of additional tourist accommodation that cannot be met by existing facilities. Such development should prioritise the conversion or replacement of existing buildings, be well related to an existing settlement in the parish and accessible by a range of transport modes.

10.2 Outside the settlement boundaries proposals for the conversion of tourist accommodation to permanent residential use will only be permitted exceptionally where it can be shown that all of the following criteria can be met:

(a) The building is of a construction and size that would be suitable for occupation as a permanent residence without the need for significant extension or rebuilding;
(b) Proposals for the loss or conversion of tourist accommodation for residential use will only be supported where the proposal can demonstrate that there is no longer a need for the tourist use and this can be demonstrated through active marketing of the facility for tourist use for a period of not less than 12 months;
(c) The approach roads are capable of accommodating the volume of traffic likely to be generated by the development and a safe access can be provided;
(d) The services/utilities required for permanent residential use exist or can be provided;
BACKGROUND
There is a statutory duty to secure a sufficient number of school places to meet demand of the increasing population. Where it is recognised that there are not enough schools with surplus places across the parish, Gwinear-Gwithian have developed a plan to demonstrate how additional places will be provided.

When planning for Gwinear-Gwithian’s future education provision, two issues have been considered, the first is the existing demand for school places; the second is the demand that will be created as a result of the proposed new housing.

Gwinear-Gwithian has two primary schools: Connor Downs and Gwinear School. It is believed that Gwinear School has capacity and Connor Downs is at full capacity. Following the assessment of where future housing growth should be delivered, Connor Downs is the preferred settlement due to the facilities and services available and its sustainable position to the transportation network. For this reason, Connor Downs School is considered the logical school that expands to facilitate future growth. However, as there is little room for expansion based upon the play area provision per child, an option of utilising land for play times could address this issue and allow the school to expand over the course of the plan period to 2030.

INTENTION
The purpose of GGPP 11 is to ensure that there is enough education provision for the plan period of this Neighbourhood Development Plan. Connor Downs Primary School has been identified as being at capacity and to ensure that the school can continue to expand and accommodate future growth additional land will be required for education purposes. This policy has been written in accordance with Section 4 and 8 of the National Planning Policy Framework and policy 5 of the Proposed Submission Cornwall Local Plan.

GGP POLICY 11: EDUCATION

Development proposals for the use of land for education purposes within 800m walking distance of Connor Downs Primary School will be supported where the following criteria is met:

(a) Cornwall Council can be satisfied that the land does constitute safe play provision for education purposes;

(b) Enough land is supplied to enable further expansion on the site of Connor Downs Primary School
BACKGROUND
For many years, Gwinear-Gwithian’s community has taken an active role in renewable energy. This includes installing renewable energy systems individually in and on local buildings, and delivering community-owned or part-owned schemes, often via the Gwinear-Gwithian Sustainable Community Fund. Whilst the majority of local people are not in favour of large commercial schemes, we do support building-scale renewable energy; and more than four in five of the community wants renewable energy development to contribute locally by way of the community owning or holding shares in renewable energy or by providing cheaper energy bills.

INTENTION
To define how the Cornwall Local Plan Policy and Renewable Energy SPD support for the communities’ relationship with renewable energy should be applied in Gwinear-Gwithian. In particular, future renewable energy schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Gwinear-Gwithian community.

GGP POLICY 12: Community Led Renewable Energy

Proposals for renewable energy schemes in Gwinear-Gwithian will be supported where they are either:

(a) Integrated so that the energy generated can be supplied directly to domestic, business and other buildings in the parish, demonstrated by direct reduction to buildings’ energy consumption.

(b) Fully or partly owned by Gwinear-Gwithian residents and businesses. This can be demonstrated by evidence of the development being fully or partly owned through an appropriately constituted community energy enterprise (CEE, whose members include Gwinear-Gwithian residents and/or businesses). If the applicant has sought to deliver via this model but this has not been possible, a share offer would be accepted, providing there is evidence CEE delivery was not possible; and that Gwinear-Gwithian are given priority.

In addition, non-building-mounted wind turbines and solar schemes must conform to the following policies 12a and 12b respectively.
BACKGROUND

The community of Gwinear-Gwithian parish supports wind energy development and this is evidenced by the number of operational wind turbines throughout the parish and the creation of the Gwinear-Gwithian Sustainable Community Fund (GGSCF).

The community does however believe that wind energy development should only be permitted in appropriate locations and this is evidenced through the various public consultations undertaken as part of this Neighbourhood Development Plan. For this reason a policy has been established to ensure that future wind energy development is located in landscape areas capable of accommodating such development providing a range of criteria are met. Map 8 allocates areas where wind turbines are potentially suitable for development; where they would not be located within a settlement, nationally protected area or key infrastructure. Developments which are proposed in these areas must demonstrate (at the application stage) that they meet the criteria set out in Policy 12.

This policy has been informed by Cornwall Council’s Supplementary Planning Document (SPD) on Renewable Energy, using its descriptions on community energy models and assessments on landscape sensitivity to evidence the approach taken.

GGP POLICY 12a – WIND TURBINES

“Proposals for wind turbine development should be located in an area identified as suitable for wind energy development in Map 8: Map of Potential Sites for Wind Energy. Wind turbine proposals should address the planning impacts of the scheme in accordance with guidance in the Cornwall Renewable Energy SPD and ensure that the potential harmful impacts on the following are appropriately avoided or mitigated:

(a) Residential amenity through noise generation, shadow flicker or overbearing visual impact.
(b) Safety of highways and public rights of way.
(c) Landscape and visual impact, having particular regard for the sensitivity of landscape to wind turbines within Landscape Character Areas CA05 and CA06; and the potential for cumulative impact from concentrations of wind turbines. Applicants should use Cornwall Council’s draft SPD on Renewable Energy Annexes 1 & 2 to inform their impact assessments.
(d) Within the setting of the AONB and Heritage Coast, turbines should be no higher than 25m to tip height and should be located so as not to affect the setting of the AONB or Heritage Coast.
(e) Proposals for individual wind turbines or wind farms will not be permitted where they, together with existing and approved turbines or wind farms, would lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape.
(f) Once the development reaches the end of its operational life it must be removed and the site remediated to its previous quality for future agricultural activity.
BACKGROUND
The community of Gwinear-Gwithian parish supports Solar PV development and this is evidenced by the number of solar farms there are within the parish and the creation of the Gwinear-Gwithian Sustainable Community Fund (GGSCF). The community does however believe that solar PV development should only be permitted in appropriate locations and this is evidenced through the various public consultations undertaken as part of this Neighbourhood Development Plan. For this reason a policy has been established to ensure that future solar PV development is located in landscape areas capable for such development providing a range of criteria is met.

INTENTION
The purpose of this policy is to ensure that future solar development will be in line with the landscape character area and are appropriate and proportionate to its location.

The policy has been created at local level in accordance with Section 10 of the National Planning Policy Framework, Policy 15 of the Cornwall Local Plan and Cornwall Renewable Energy Supplementary Planning Document.

GGP POLICY 12b – SOLAR PV
Proposals for rooftop solar and small solar arrays will be supported, providing:

(a) The applicant can demonstrate that any significant adverse impacts to the local landscape and environment are avoided and where necessary, mitigated. Applicants should use Cornwall Council’s Supplementary Planning Document on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA05 and CA06 (Cornwall Landscape Character Study 2007) to inform their impact assessments. This assessment should include the potential for cumulative impacts in association with existing and approved solar PV developments.

(b) They do not adversely affect residential amenity through noise generation, or overbearing visual impact; or have adverse impacts on highways and public rights of way.

(c) If they are within or bordering the AONB and the undeveloped coast, their size complies with the Band A (<1 ha) defined in Annex 1 of Cornwall Council’s Renewable Energy Supplementary Planning Document; and do not affect the AONB or its setting; and where the benefits of renewable energy is proven to outweigh the landscape and environmental impacts on these areas of high landscape value.

(d) In the case of solar array proposals, regard is had to other uses of the land. In particular, demonstrating how land beneath/surrounding the panels will be managed; and how they have avoided land with high potential for agriculture (Best and Most Versatile Land)

(e) Proposals for solar PV development will not be permitted where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape in accordance with Annex 3 of the Cornwall Renewable Energy SPD

(f) Once the development reaches the end of its operational life it must be removed and the site remediated to its previous quality for future agricultural activity.
BACKGROUND
The ‘Towans Area’ is defined as lying between the B3301 to the east, Mean Low Water to the west and the GG Parish boundaries to the north and south. Recognising its value not only as a site of national importance but also its value as a leisure amenity for residents and visitors.

The environmental importance of the fragile coastal dune system is reflected by the designations Sites of Special Scientific Interest (SSSIs), Cornwall Wildlife Trust (CWT) and Local Nature Reserves (LNR’s). SSSI’s are designated by Natural England for their value in terms of their flora, fauna, geological or physiographic features and represent prime sites within the national context. Some sites are important because what they exemplify is rare, others are representative of their type. SSSIs need to be protected from development that would have an adverse effect on their ecological value.

As such, the community of Gwinear-Gwithian Parish has expressed a wish to retain the ethos behind TM5 as well as identifying the SSSI, CWS & LNR sites within the ‘Towans Area’ as requiring a supporting policy to ensure that the land is safeguarded and protected from development.

The Cornwall Wildlife Trust (CWT) is an agency concerned with the conservation of the County’s wildlife and the natural environment that supports it. The Trust designates County Wildlife Sites (CWS) which represent important areas of natural and semi-natural habitats such as heathlands, wetlands, open water, dunes and woodland and are indicative of the sites of countywide importance.

It is therefore, vitally important that any development outside the designated settlement boundaries should not have any adverse impact on the value of the LNRs, CWS and the SSSI. Such impacts may be caused by a variety of factors including raising or lowering the water table and the effects of pollution, erosion and visual intrusion on the landscape.

INTENTION
The intention of the GGPP 13 is to protect the SSSI, CWS and LNRs from harm by preserving their value to the community and visitors. The Policy is in conformity with Policy 23 of the Cornwall Local Plan. Development within the settlement boundary of Gwithian Towans is defined within GGPP 8 of the Gwinear-Gwithian Neighbourhood Development Plan.

GGP POLICY 13 – ENVIRONMENT
THE TOWANS AREA
Development will not be permitted within the red line delineated on Map 7 where it would (either individually or in combination with other developments) harm the nature conservation or geological interest of areas of Special Scientific Interest unless the benefits of the development clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSI. Development likely to adversely affect County Wildlife sites, their features or their function as part of the ecological network will only be permitted where the need for and benefits clearly outweigh the loss and the coherence of the local ecological network is maintained.
BACKGROUND
The community have revealed as part of various consultations that they would encourage sustainable communities and links across the Parish within the Plan; that any new development contributes positively to the transport infrastructure with particular emphasis on safety and speeding; ensure the Parish Infrastructure Needs Assessment encompasses Transport requirements; and to seek to encourage a locally run community bus scheme and support important rail and road links and seek improvement. Further consultation confirmed that the community wanted to have a planning policy which would protect the existing transport infrastructure, encourage cycling and pedestrian use and ensure that the infrastructure is adequate to support future growth. In consequence, criteria has been set under the ‘People and Housing’ policy and specific policies have been set in order to encourage better planning of public transport and delivering transportation improvements.

INTENTION
This policy has been written specifically for Gwinear-Gwithian and should be read in conjunction with the Infrastructure Needs Assessment. This policy has been produced to ensure that the transportation issues across Gwinear-Gwithian are addressed within the plan period of this Neighbourhood Development Plan. Future Community Infrastructure Levy contributions for Gwinear-Gwithian will be used to help deliver the projects identified.

GGP POLICY 14 – TRANSPORT
14.1: Gwinear Road Train Station
Development proposals for the re-opening of Gwinear Road Train Station will be supported for either passenger services or intermodal transportation provided that it is demonstrated to be feasible and a suitable assessment of the impacts of the proposals on the local road network has been undertaken.
BACKGROUND
During the consultation as part of the ‘Leisure and Recreation’ theme the guiding principles were that the community of Gwinear-Gwithian Parish felt that new development should contribute effectively to the upgrading and extension of public footpaths to provide a connected community with minimal impact on the road infrastructure and that development should encourage the use of the public footpath network particularly for ‘walk to school’ routes and challenge any threat or loss of open space access areas whilst ensuring they are maintained to a good standard. It was therefore felt that these aspects should be dealt with under ‘People and Housing’ where new development is proposed.
Stage 3 of the consultation reinforced the guiding principles of the objective on ‘Leisure and Recreation’ where it should be ensured that future development contributes effectively to the provision of ‘green assets’. In order to identify key open spaces/green assets within Gwinear-Gwithian Parish an independent survey has been undertaken which seeks to provide a positive and proactive approach to the management and enhancement of Gwinear-Gwithian’s network of open spaces; in doing so delivering to three main principles of quality, quantity and accessibility. This strategy focuses on eight types of green space:

1. Parks and gardens; Amenity green space; Civic spaces.
2. Natural and semi-natural green spaces, Green corridors, accessible countryside in urban fringe areas.
3. Public access sports facilities (outdoor): available for community games.
5. Provision for teenagers – equipped facilities.
6. Allotments, community gardens, and city (urban) farms.
7. Cemeteries and churchyards.
8. School pitches and outdoors sports club facilities (No or limited public access).

The overarching principles of this strategy are multi-functionality. Delivering multiple functions from the open space assets will ensure better usage and ease of maintenance. This in turn means they can be maintained to a higher standard and represents better use of our valuable land assets. However to ensure that the aspirations of the strategy has been delivered, GGPP 15 has been developed.

INTENTION
GGPP 15 has been devised to ensure that the open space identified within Gwinear-Gwithian’s Open Space Strategy is recognised and safeguarded for its provision. This policy falls under Section 8 of the National Planning Policy Framework and policy 14 of the Proposed Submission Cornwall Local Plan.

GGP POLICY 15 – LEISURE AND RECREATION
The Gwinear-Gwithian Open Spaces Strategy identifies where local facilities are under provided, or in need of upgrading. Development will be expected to contribute to the provision of new open space, or where appropriate upgrading of existing space, to serve the needs of new dwellings.
Existing leisure and recreational facilities are identified on Map 9 of the proposals map. Development proposals which would result in the loss of these facilities will not be permitted unless:

(a) The facility is in need of replacement and the proposal would not involve its loss; or
(b) Alternative facilities will be provided that are of equivalent standard and accessibility to the community that they serve or,
(c) Where land or buildings in community use are demonstrated to be surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will in principle be supported where they are in line with other local plan policies.
BACKGROUND
As part of the community consultation the community supports existing and new small/medium sized business and micro businesses to develop in the Parish. Further, working from home was a key employment aspect to many residents within the Parish, although broadband in parts of the rural areas of the Parish need to be improved or provided. As such, the business and jobs policy considers the key planning areas with appropriate policy reflecting the community’s priorities and aspirations.

INTENTION
This policy has been produced which reflects the main employment opportunities within Gwinear-Gwithian and are specific and relevant at local level in line with Section 1 and 4 of the National Planning Policy Framework and Policy 5 of the Proposed Submission Cornwall Local Plan.

GGP POLICY 16 – BUSINESS AND JOBS

16.1: Existing Employment

Proposals for the redevelopment, upgrading or improvement of the existing business, industrial sites and buildings will be permitted providing that:

(a) The new uses are primarily for employment; and
(b) The proposal will not harm the living environment of surrounding residents or cause nuisance through additional noise, traffic movements or pollution.

16.2: Proposed Employment

The following site design standards and guidelines will be applied to new industrial and commercial development, including agricultural development and the extension of existing employment sites:

(a) Appropriate areas of landscaping and screening will be ensured between new industrial areas and housing areas;
(b) Waste and refuse storage areas or bins should be adequately screened;
(c) Storage, vehicle servicing and loading areas shall be provided separately from parking areas and shall be screened;
(d) The size and position of buildings and the choice of materials should reflect the character of the area in which the development is situated; and
(e) New farm buildings should be located within or adjacent to existing farm building complexes unless operationally necessary to be sited elsewhere.

16.3: Working from Home

Proposals for small scale home based businesses should not have a detrimental effect on residential areas and the countryside by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours, and the business can be contained within existing buildings.

16.4: Proposals for work hubs which include hot desks, high speed broadband and office services will be supported in both existing and proposed employment sites.
AERIAL PHOTOGRAPHS OF THE PARISH

CONNOR DOWNS

GWINEAR

CARNHELL GREEN

UPTON TOWANS